

**MINUTES OF A MEETING OF THE WREXHAM TENANT AND MEMBER PARTNERSHIP HELD AT THE GUILDHALL, WREXHAM ON MONDAY 24 SEPTEMBER 2007**

**MEMBERS**

**Representing Wrexham County Borough Council**

Councillor	A C Bailey	Councillor	* P Jeffares
“	* Nick S Colbourne	“	R Alun Jenkins
“	* Gerry M Craddock	“	* P M Shone
“	* Terry Evans	“	J R Skelland
“	K H Hett	“	* Malcolm Williams

**Representing the Wrexham Tenants**

Ms Sonia Benbow-Jones	Ms Dorothy Mitchell
* Mr Charles Devlin	Mr Eric Moore
* Mrs Jacqui Finn	* Mr Joe Skerrith
* Miss Natasha Hill	* Mr Brian Stapley
Mr C R Lloyd	Mrs Dilys Torrens

\*Absent

**1 Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors Nick S Colbourne, Gerry M Craddock, Malcolm Williams, and Mrs Jacqui Finn, and Mrs Barbara Roxburgh.

**2 Minutes**

**AGREED - That the Minutes of the Meeting of the Wrexham Tenant and Member Partnership held on 27 July 2007 be received and confirmed as a correct record.**

**Matters Arising**

Page 4 - Item 4 - At the last meeting Members were informed that there were 38 properties currently let to other statutory and voluntary organisations producing an income of approximately £78,000. A question was raised as to the amount of income that would be raised if they were let as residential properties. The Landlord Services Manager pointed out that he was unable to respond to the question, but would do so at a later date.

**3 Presentations**

**(i) Disrepair**

The Landlord Services Manager submitted a report (CHPPO/114/07) in relation to Housing Disrepair Claims, forming the basis of a presentation to be given to the Partnership.

Mr Geraint Jones, Investigation Surveyor, Housing & Public Protection Department, introduced Sarah Mansfield, a partner at Berryman's Lace Mawer Barristers, based in Liverpool. He gave a presentation to the Partnership on Housing Disrepair claims, and explained that:

- the primary role as Investigation Surveyor was to investigate Housing Disrepair claims, and reduce the financial burden these claims bring on the Authority, through the investigation process and by working closely with the Legal Department, and Barristers at Berryman's Lace Mawer;
- disrepair claims were civil claims arising from the condition of residential premises, and might include a related personal injury claim;
- the types of claim which disrepair intended to cover included those brought under Section 11 of the Landlord and Tenant Act 1985, Section 4 of the Defective Premises Act 1972, common law nuisance and negligence, and those brought under the express terms of a tenancy agreement or lease. It did not cover claims brought under Section 82 of the Environmental Protection Act 1990.
- Wrexham Council had been the subject of in excess of 100 disrepair claims, and the cost to any Council or landlord in defending these claims could amount to in excess of £15,000 to £20,000 per claim.

Sarah Mansfield of Berryman's gave a very detailed presentation, highlighting the following points:

- Disrepair Claims
- Occupiers Liability Claims
- Stock Transfer
- Disclosure and Types of Disclosure
- Respiratory Claims
- Condensation
- Medical Reports
- Damages
- Tolerated Trespassers
- Preventing Claims

Members asked that further information be brought on the amount paid out on disrepair claims, and what type of claims were outstanding.

**(ii) Pilot Scheme - Airey Houses**

The Landlord Services Manager submitted a report (CHPPO/113/07) in relation to Non Traditional Pilot Schemes, forming the basis of a presentation to be given to the Partnership.

Mr Alan Jenkins, Asset and Development Manager, Housing & Public Protection Department, gave a presentation on a review of non-traditional houses, and in doing so, highlighted the following points:

- Non-traditional houses were constructed to alleviate the housing deficit following the First and Second World Wars.

- The Building Research Establishment (BRE) undertook condition surveys in the 1980's to assess structural performance, and then put forward recommendations to rectify the defects.
- In Wrexham, approximately 1800 non-traditionally constructed properties exist.
- In the 1980's and 1990's, work had been undertaken on non-traditional properties, including Airey, Wates, and Bison houses.
- At present, structural insulated render repairs were being undertaken on BISF houses, and a full structural masonry repair pilot scheme to Airey houses in Ruabon was also being carried out.
- Full structural repair works on Airey houses in Coedpoeth were being carried out, whereby new foundations were installed to accommodate insulated cavity masonry walls.
- Structural insulated render repair works in Johnstown and Llay were being carried out, including the insulation of structural cages.

**(iii) Management Report - Rhos Estate Office**

The Landlord Services Manager submitted a report (CHPPO/112/07) informing Partnership Members on performance and issues arising for the areas managed by the Rhos Estate Office.

Tracy Hague, Estate Office Manager presented the report, highlighting the following points:

- The Management area comprised properties in Rhos, Penycae, Johnstown and Ponciau.
- The Team were fully staffed, except for a vacancy of a Housing Assistant/ Receptionist, however, it was anticipated that the post would shortly be filled.
- The Office were on target in relation to meeting rent arrears, and it was noted that there was a decrease of 25.35% on the previous year's figures.
- Capital works had been undertaken, including the installation of a new door entry system at hard to let properties, external works including new roofs, fascias, soffits, gutters, and PVCu doors.
- A good relationship between the Police and the Estate Office existed. The Police Station was situated at the rear of the Estate Office, and there was a good presence of Police Community Support Officers. Improvements had been noticed, but some anti social behaviour did still exist.
- A number of environmental schemes undertaken this year were highlighted, including:
  - improved parking in Penycae;
  - balcony work, new door entry and an improved drying area to the three storey flats in Maes Y Gornel, Rhos;
  - camera door entry to Cwm Glas, Johnstown;
  - improvements to two airey style properties in Johnstown;
  - garden improvements and replacement fencing in Pen y Wern, Rhos;
  - landscaping and fencing at Ty Wesley, Rhos;
  - conversion of four older person bungalows to two specially adapted bungalows in Ffordd Llanerch
- Future environmental schemes were discussed, including:

- various on-plot parking schemes in Johnstown and Penycae;
- landscaping in Maes Y Gornel around the three storey flats;
- a fencing scheme in Penycae

The presentation was well received by Members.

**4 Date of Next Meeting**

It was noted that the next meeting of the Partnership would take place on Monday 29 October 2007 at 10.00 a.m. in Committee Room 3, Guildhall.

Councillor A C Bailey  
Chair